

Department of Community Planning and Economic Development - Planning Division
Vacation 1598

Date: February 21, 2012

Applicant: Hennepin County, Real Estate Division, Attn: J. Michael Noonan, 701 Fourth Avenue South #400, Minneapolis, MN 55415-1843, (612) 348-9537

Address of Property: Petition to vacate the north-south alley not previously vacated adjacent to the Walker Branch, Hennepin County Library located at 2880 Hennepin Avenue. The block is bounded by Hennepin Avenue on the east, vacated Holmes Avenue on the west, The Mall on the north and Lagoon Avenue on the south (see attached map).

Contact Person and Phone: Hennepin County, Real Estate Division, Attn: J. Michael Noonan, 701 Fourth Avenue South #400, Minneapolis, MN 55415-1843, (612) 348-9537

Planning Staff and Phone: Becca Farrar, Senior City Planner, (612) 673-3594

60-Day Review Decision Date: Not Applicable

Ward: 10 **Neighborhood Organization:** East Isles Residents Association and Lowry Hill East Neighborhood Association (LHENA)

Existing Zoning: C3A (Community Activity Center) District, PO (Pedestrian Oriented) Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 24

Legal Description: See attached legal description.

Existing Use: The alley is a paper alley and is not currently constructed.

Concurrent Review: Not applicable for this application.

Background: The applicant has submitted an application to vacate the north-south alley not previously vacated adjacent to the Walker Branch, Hennepin County Library located at 2880 Hennepin Avenue. The block is bounded by Hennepin Avenue on the east, vacated Holmes Avenue on the west, The Mall on the north and Lagoon Avenue on the south. The City's decision on whether or not to allow the vacation of the alley directly impacts the redevelopment plans for the subject site. Should the City approve the vacation application, that portion of the alley conveyed to Hennepin County would be incorporated into the development site, thus allowing the utilization of the existing building foundation for the reconstructed library.

Development Plan: The alley would be incorporated into the development site which would impact the future redevelopment plans for the Walker Library. Formal land use applications including a site plan review and applicable variance applications will be submitted to Planning Staff for Planning Commission review and approval pending final action on the proposed vacation.

Responses from Utilities and Affected Property Owners: Minneapolis Public Works has reviewed the vacation petition and recommends approval of the request. The letter has been attached for reference. Both Xcel

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Energy and Centurylink have requested easements and that correspondence is attached as well. Planning Staff would encourage the applicant to work directly with both utilities to ensure that the applicable easements as requested are provided. Planning Staff would recommend that an easement be granted over the entire described area to be vacated at this time.

Findings: The CPED Planning Division finds that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated.

Recommendation of the Department of Community Planning and Economic Development – Planning Division:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission and the City Council accept the above findings and approve the vacation (Vacation File 1598) subject to the provision of easements dedicated to Xcel Energy and Centurylink over the entire described area to be vacated.

Attachments:

1. Resolution
2. Correspondence –Public Works, Xcel Energy, Centurylink, Hennepin County
3. Exhibits and Maps